150 HOUSES FOR SALE

Ker & Stephenson Ltd.

VIEW PROPERTY
PAT BAY HIGHWAY

Breathtaking view of valley, sea and mountains from the large patio, large living room, dining room and kitchen. Here is a home with over 2,000 sq. ft of living space with many attractive features. The lot is over half an acre and has numerous varieties of dwarf fruit trees and beautiful flowers. For further details phone MR. LEMMON at EV 5-3411.
Priced to sell $21,500

2-BEDROOM BEAUTY
LAKE HILL DISTRICT

Smart living room and large cabinet kitchen. Lovely condition throughout. Oil hot-air heating. Attached garage. Beautifully landscaped lot. No steps. On transportation, close to shops.
Down payment only $2500
For full information and appointment to view contact
BERT DAYKIN
EV 5-3411 EV 2-0255

SOOKE RIVER FRONT

Perfect seclusion to swim and fish to your heart's content. Fine, sandy beach, big trees, 3.8 acres all your own. Furnished cabin of upright logs with shingle roof containing living room with stone fireplace, bedroom and kitchen.
ONLY $3500
For further particulars phone
EV 5-3411 Mr. Lemmon EV 5-3411

POSITIVELY
no waste space.

Three-room cottage on popular Salisbury Way (No. 3373). New package oil unit and sheltered location make this the warmest place in town. This IS the bug's ear. Full price, with terms.
only $6850
J. H. Ford Larry Wagner
EV 5-3411

OAK BAY 6 ROOMS STUCCO BASEMENT FURNACE TOP AREA
$11,600

EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance. GR 7-1917

5½% MORTGAGE LOW DOWN PAYMENT

3-bedroom home at 2815 WYNDEATT. This home is only 2 yrs old and has a full cement basement, oil heat and close to all facilities. Drive by and have a look. If you like it please phone us for particulars. Price, with generous terms $13,950
Larry Wagner, EV 5-3411,
J. H. Ford

CLOSE IN MOUNTAIN TOP SUPERB VIEWS 6 ROOMS—NEW QUALITY — STYLE VALUE AT $16,800

EV 5-3411 J. A. Vallance GR 7-1917
EV 5-3411 R. Nichols GR 7-3089

DRIVE BY 1980 CROMWELL
OFF MAYFAIR—MT. TOLMIE.

6 lovely rooms. Beautiful garden. Oil heat. Barbecue, patio. Many extra features. Top condition. Owner transferred.
Exclusive $18,500
Contact E. J. Fatt to view, EV 5-3411 or EV 3-6536.

UPLANDS EXCLUSIVE

We can offer you almost immediate possession of this attractive and well-built home in this very desirable area. Pleasing entrance hall, large living room (15 x 25), guest-size dining room, powder room, modern kitchen with breakfast area, graceful open stairway to three bedrooms and bathroom up, full basement with recreation area and maid's quarters. Nice garden with lawns, patio and trees. This is a house that we can highly recommend. Further particulars gladly given.
Fairly priced at $29,950
Mrs. Harvey and Mr. Speed.
EV 5-3411 EV 5-3411

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 Government St.

GONZALES 5 BEDROOMS SECLUSION

Beautifull, remodelled older home surrounded by spacious grounds, close to all services, bus, schools, churches. All reception and bedrooms are really large. Completely modern kitchen with nook, cosy den, full basement with modern heating plant. Priced to sell at $29,500

GORDON HEAD PRO'S SPECIAL SECLUSION

Well designed modern bungalow in perfect condition inside and out. Delightful garden, patio, fish pools, etc. well kept orchard. Home contains large living room with fireplace, full dining room, 2 large bedrooms, modern electric kitchen with nook, utility room wired and plumbed for automatics, on main floor. Full basement with 26' den or rumpus room with fireplace, heated bedroom, and playroom, for table tennis, etc. 2-pce washroom, oil hot air furnace. This is really a home for a professional man and it is priced to sell fast
at only $18,000
Please call Mr. Agar for an appointment to view these two really fine buys today.

JOHN BLAIR LTD., 620 View St.
EV 5-3742 anytime.

$750 DOWN

Nice 2-bedrm bungalow with exceptional yard is being offered for fast sale on easy terms. Phone Mrs. S. Nixon at EV 5-6741 and be first to view this outstanding bargain.
Northwestern Securities of Victoria Ltd.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

REAL VALUE

In this comfortable home located close to Beacon Hill Park and sea. 1,200 sq. ft of living. A spacious central hall separates a comfortable living room and dining room, divided by double French doors. Attractive outside-wall fireplace, tiled hearth, large bright kitchen, ample cupboards and wired for electricity. Two large bedrooms divided by 4-pc bath. All beautifully decorated. Closed stairwell leads to a gleaming, fully painted basement with laundry tubs and Oil-O-Matic furnace. Clear title.
Value at only $14,750
$7,200 Down.
Call Ken Jensen, EV 5-8704, or eves. GR 4-1973.

NHA FUNDS AVAILABLE NOW! YOU MAY BUILD ANY SIZE HOUSE YOU DESIRE!
AND
YOUR LOT MAY BE ALL THE DOWN PAYMENT YOU NEED
—SO—
DON'T DELAY! QUALITY HOMES BUILT BY W. D. FRASER CONTRACTOR Through FRANK A. MARTIN AGENCIES LTD.
TO VIEW PLEASE CALL
LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2620
OFFICE, EV 5-8704

BEAUTY PARLOR SPECIAL

Doing $500-$700 per mo. gross and room for expansion. Good reasonable lease. Stock, equipment, A1 shape, going concern
for only $3300
Possible terms.
Contact J. Mann, EV 5-3857 for particulars. Office EV 5-8704.

COSY COTTAGE NO STEPS

White siding bungalow with green shutters. Quiet location on treed lot. A home that would appeal to retired folk or newlyweds. Comfortable living room with oak floors and fireplace. Cabinet kitchen with dining area. Central hall, 2 bedrooms and utility. Separate garage with workshop. Packaged oil heat.
Full price $8950
with terms
Call J. Moore, EV 2-3646 or office EV 5-8704.

GORDON HEAD PREFERRED AREA BRAND NEW VACANT

1,600 sq. ft. plus 500 sq. ft. in lower level. Large LR, DR, French doors and patio, 4-star mahog. kitchen and dining area. 3 master bedrms, sliding doors, twin sink vanity, colored 4-pce bath on main floor. Large reception or family room, extra bath, utility room; closets and drive-in garage. Auto oil heat. You must see this lovely home to appreciate quality and workmanship.
Asking price $21,000
With reasonable down payment, balance to be arranged. I will be pleased to show you through. J. Mann, EV 5-3857 or office EV 5-8704.

GORGE INLET WATER VIEW HOT WATER HEATING

Amazing value is offered in this lovely home situated on a good lot with a nice view of the water. The entrance hall is lge, giving easy access to a nice living room with fireplace. Dining room adjoins lge bright kitchen. Separate utility plumbed for washer. Bedrooms are lge with good closets. 4-pce bath is lge and nicely decorated. Full bsmnt with drive-in garage.
To view call B. Walz, GR 9-6338, or office EV 5-8704.

Royal Oak De Luxe Ranch Home

Situated close to all conveniences in a high location on a beautiful 1-acre lot. This attractive home of 1,400 sq. ft. plus double garage comprises 3 good size bedrooms, vanity bathroom, family size electric kitchen, very large utility room and spacious living room with fireplace and dining room, double french doors to patio. Oil-O-Matic heat. Terms, cash to large 5% NHA mortgage on the full
price of $16,200
To view call D. Munro, GR 7-1705 or office, EV 5-8704.

NEW NHA HOUSES
ANY ONE OF THESE WILL BE READY FOR OCCUPANCY IN 3 WEEKS!

1—1504 Oaklands Avenue, $2,000 down. Total $13,600
2—3235 Admirals Road, $2,000 down. Total $13,000
3—599 Sedger Road, $2,200 down. Total $13,800
4—Millgrove Street, $1,885 down. Total $13,150
5—607 Selkirk Avenue, $2,250 down. Total $13,750
6—Homer Street, $2,800 down. Total $14,300
7—Corner Belmont and Denman, $2,250 down. Total $13,750
For further information please call L. Moilliet, GR 9-2620 or Len Wardle, GR 7-3348; office Frank A. Martin Agencies, EV 5-8704.

Secluded—High Quadra

Nice, quiet home with one and three-quarter acres, could be subdivided. Living room with fireplace, dining room, kitchen and dining area. Two bedrooms and bath (3-pce) down, 2 large BRs upstairs. Two-car garage, rec room, coal and wood hot-air furnace. Lovely family home, treed and lots of room.
B. J. Merchant, EV 5-2108
Office, EV 5-8704.

Owner's Loss Your Gain

Magnificent sea and Olympic view. Built to owner's specifications 2 yrs ago. There are 3 bedrooms plus den on the main floor, a lovely living room with attractive fireplace, a dining room, smart cabinet kitchen with bar and vanity-type bathroom. The full high basement has a full 4-room suite with separate entrance—living room with fireplace plus a concealed pull-down Murphy bed, 3-star kitchen. A smart 4-pce vanity-type bathroom and a full-size bedroom. Hardwood and lino tile floors. Remainder of basement contains rumpus room with fireplace, laundry room. Auto oil heat. Set on a large lot well landscaped, secluded, fenced backyard with trees. A double carport rounds out this desirable property.
Priced to sell at $25 950
NHA Terms 5½%
Reasonable down payment.
C. Sinden, EV 3-2085;
D. Dowsley, EV 5-3593;
office, EV 5-8704.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

Cosy Home Close In $70 Per Month

A very attractive 2-BR home with large LR and fireplace, large family kitchen, Pembroke bath, separate garage. Landscaped lot. Good residential area. Close to conveniences.
Priced at only $7450
Low down payment.
Call Ken Jensen, GR 4-1973 or office EV 5-8704.

Near Cedar Hill Golf Course

Lovely night and day view of city and mountains. LR with FP, DR, kit and family or TV room. 3-BR, bath. Oil HW heat. Price $14,950
Call B. Merchant, EV 5-2108 or office, EV 5-8704.

BOORMAN'S

GORGEOUS GORGE In This Corner

Of Saanich, offers this attractive, hot-water-heated 6-room stucco bungalow. Fighting words cannot describe this immaculate home. LR from a through hall, offers oak floors, open FP and spaciousness. DR, kitchen with tile sink, wired; breakfast nook and separate laundry room. Two nice bedrms. Rumpus room completely finished in basement with open FP. Nice lawns and flower beds complete the arena. A knockout (easy terms) at $11,500
W. I. Boorman, res. EV 4-0434.

SACRIFICE
$2850 DOWN 3 BEDROOMS

This brand new bungalow with stucco and wood exterior features: THRU HALL, L-SHAPED LIVING-DINING ROOM, ELECTRIC CABINET KITCHEN WITH DOUBLE SINK, 4-PCE BATHROOM, BASEMENT WITH OIL HEAT, LAUNDRY TUBS AND ELECTRIC HOT WATER TANK, ATTACHED CARPORT, CONCRETE DRIVE. THIS HOME IS COMPARABLE TO HOUSES PRICED AT $13,500. SACRIFICE
PRICE ONLY $12,250
Stan Cornish, res. EV 3-5878

DRIVE BY
4201 Glendening Rd.

Home with character, situated in a quiet treed location close to Mt. Douglas Park on approx. 1 acre. Attractive LR with FP, cute dinette, bright electric kitchen with breakfast area. Arborite counters. Two good size BRs, 4-pce BR. Conservatory. Full cement basement. Oil-O-Matic heat. Separate garage, nice wide black-topped driveway, cement patios. (Exclusive listing).
Full Price $12,500
(terms)
R. F. Harris, Res., GR 7-2998

VIEW OF PARK AND GORGE

from this immaculate, modern bungalow with adjacent beaches and boat mooring, close to transportation, in new neighborhood. House has cabinet electric kitchen, 2 bedrooms, ample cupboards, full bsmt with extra plumbing, drive-in garage, new package oil heat, all on roomy landscaped lot. Reasonable taxes and terms. You can't duplicate this
for $12,950
J. C. Cox, res. GR 7-3250

FAIRFIELD
Near Sea and Park

This fully modern 4-bedroom home with gleaming oak floors has large living room, guest-size dining room, cabinet electric kitchen with nook, 2 large bedrooms and 4-pc bathroom on main floor. 1 large and 1 small heated bedroom up. Full basement with oil heat, laundry tubs and electric hot water. Garage attached. A happy family home in an ideal location, with reasonable
terms $14,950
L. C. McDonald, res. EV 2-1542

OAK BAY CLOSE TO BEACH

Lovely home surrounded by other lovely homes in choice Oak Bay area. For particulars and appointments to view call Mr. Kelly, EV 3-7124; res. EV 3-4864, or Mr. Long, EV 3-7124, res. EV 2-2516.
Full price (terms) $16,500

WATERFRONT 4 BEDROOMS
1½ ACRES

A spacious family home, with a panoramic SEA VIEW, in the Gordon Head area. Family living and dining rooms, 4 bedrooms. Basement with automatic heating and garage. Attractive semi-secluded grounds in lawn, garden and a variety of fruit trees. Start your own flowers in the GREENHOUSE and park the extra car in the separate garage. Reasonable terms on
full price of $18,900
T. Smith, res EV 4-7325

UPLANDS
3 BEDROOMS 5½% MTGE

Delightful 6-room bungalow of split-level design with finished rumpus room. Spacious LR with attractive FP and mahogany-panelled wall; DR opening onto patio; cab elec kit with dining space; 4-pc vanity bath. Half bsmt. Oil-O-Matic. Carport. Will consider trade on 4-bedrm older home in good district.
Full price $21,500
For appointments to view phone G. Haney, res. EV 2-2386

TEN MILE POINT
Seclusion, Sea View

6-room split-level, 3 bedrms, finished rumpus room. Spacious well-planned interior. Part bsmt. Oil-O-Matic. Carport. An attractive home, priced to
sell at $22,500
For further information, phone G. Haney, res. EV 2-2386

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

8 ROOMS AUTO OIL HEATING

Good family home with 5 large rooms on main floor and 3 rooms (suite) upstairs. Presently rented out. Good rental district. House is in good condition. Full basement. Only $1,000 down. Phone HARRY ROBSON of Northwestern Securities of Victoria Ltd. EV 5-6741 anytime.

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

EXCLUSIVE
OAK BAY TUDOR CHARM
UNEXCELLED VIEW Plus 3 Duplex Lots

Tudor style. Panoramic views of Strait of Juan de Fuca. Ideal 9-rm family residence already zoned for duplex and easily converted. Solid stone, frame and stucco, new Duroid roof. Bsmt, hot water, O-O-M heating, copper piping. Wired for elec ranges, 2 bathrms, extra toilets separate. Washing facilities in bsmt. 3 additional duplex-size lots surveyed, with great future potential, all with unobstructed views. As low as $4,950 cash considered.
Full price $29,900
View by appointment only. For particulars call Mr. Houston, EV 5-3435, Res. EV 5-6476.

FAIRFIELD AREA

Ideal family home, comprises 3 bedrms, LR 13x16 with FP, DR 9x8, elec cab kit with nook, 4-pce bath; oak floors throughout; full high bsmt contains rec room and 2-pce plumbing. O-O-M heating; domestic HW electric, fully insulated; on sewer; carport, smart stucco exterior and Duroid roof. Lot size 63x170. This property is well landscaped and is in very good condition.
FULL PRICE $15,700
For further particulars and terms, phone A. Marian, EV 2-0697, Ross Weber, EV 5-5433 or Office EV 5-3435.

BEACON HILL PARK

Located one block west of Douglas Street and the park. Close to bus, shops and sea. Do you want a four-bedroom home in top condition? With living room 13x18, nice fireplace, dining room, electric cabinet kitchen. Do you like cove ceilings? Then see this home. Maybe you would prefer to let your mother-in-law pay you $55 per month and live in the two upper rooms. One has sink, cabinets, etc., and is a proper little kitchen-LR combination.
2-car garage, lovely landscaped lot. Will accept bungalow in exchange. Price $12,500
Note—Double Plumbing.
Phone Mr. Houston, EV 5-3435 or Res. EV 5-6476.

EXCLUSIVE

Smart 1-year-old 2-BR bungalow. Large LR, DR, good-sized cabinet kitchen with utility. HW floors throughout. Attached garage. Only 2 blocks from new school. $2,500 down and bal at $55 per month. Full price $10,900
To view call Mr. Clements, EV 4-5457 or office EV 5-3435.

$700 DOWN 27 SAN JOSE

Large older-type home. Could be rented as three units, oil heaters included. Potential revenue $120 per month. Must be
sold. Full price $5900
Phone EV 5-3435, Ross Hartnell, or Res. EV 2-9672.

REAL BUY
$1000 DOWN

1 bedrm, exceptionally clean, nice garden.
Asking full price $4700
Please phone ROSS WEBER, EV 5-5433, or A. MARION, EV 2-0697 or office EV 5-3435.

MARIGOLD EXCLUSIVE

13-year-old 3-bedrm home (one in bsmt) home? Ideal for the growing family. 22x15 LR with FP, also PP in bsmt bedroom. Birch parquet flooring. Lge cab elec kit. Quiet street, nice yard and close to all services. $2,300 down, balance at $70 per
month. Full price $10,900
For further particulars or appt. to view, please phone Ross Weber, EV 5-5433 or A. Marion, EV 2-0697 or office, EV 5-3435.

KING REALTY
Weiler Bldg.
609 Broughton St EV 2-2131

$1350 DOWN $65 A MONTH

Immediate possession, three bedrms, LR, large kitchen, basement. Clean and tidy. Handy to town; kitchen oil range, TV aerial and miscellaneous furniture inc. at
FULL PRICE OF $7000
Exclusive with Bel Shragge, eves. EV 2-8802.

COLWOOD

Attractive stucco, 2-bedrm home set in 1.3 acres parkland. Living room with FP, oak floors, electric cabinet kitchen, high basement, separate garage. A lovely
home priced right $10,500
For appointment to inspect call C. A. Ross, GR 8-1817.

ALBERT HEAD

Wonderful view. 1¼ acres, comfortable 2-bedrm home, large LR with FP, cabinet kitchen, utility, attached garage. Ideal
for retired couple $11,500
To inspect, by appointment only, call C. A. Ross, GR 8-1817, or J. O'Toole, EV 3-8340.

NEAR GLEN LAKE

One of the nicest homes in this popular district. Living room with FP, oak floors, entrance hall, 2 bedrms, cabinet kitchen, utility, attached garage, landscaped grounds, small greenhouse. An ideal place
t retire. Priced to sell $8950
for cash
For appointment to inspect call C. A. Ross, GR 8-1817, or B. Shragge, EV 2-8802.

ACCESS TO THE SEA and VIEW OF THE OLYMPICS

This beautiful bungalow has an area of 1,300 sq. ft. plus 800 sq. ft of basement, completely finished. Main floor consists of entrance hall, living room, dining room, twin-size bedroom with built-in clothes closets, hardwood floors, 4-pc bathroom with powder table. Downstairs is a daylight basement with rumpus room and fireplace, bedroom, 3-pc bath hall. Oil-O-Matic hot-air heat, copper electric domestic boiler, attached garage, stucco finish, Duroid roof, greenhouse; horse barn 18x60 with loft. This attractive home is situated on 24 acres, 8 acres cleared with 1,120-ft. frontage of lawn and landscaped garden. It also has private access to the sea. Clear title. The price $37,000
is
Half cash will handle, even less to good covenant. It is situated about 12 miles from the city. For appointment to view please call J. A. McLellan, eves and holidays, EV 4-6171.

JOHN GREENWOOD
1241 Broad Street
SHAWNIGAN WATERFRONT

Five rooms, year-around home. Living room with fireplace, dining room, cabinet kitchen, 2 bedrooms, 3-pc bathroom, part basement with either a change room or extra bedroom, 87 ft. of lakefront. Extra good terms on
full price of $8000
Ask for Jim Ridings, EV 3-7041; eves. EV 3-9533.

FERNWOOD

Renovated, a large home with hot-water heating. Excellent for revenue $8000

EXCHANGE

A Gonzales four-room bungalow in excellent condition, oil heating, basement and a lovely garden. FOR a three-bedroom bungalow with basement in the suburbs.
Please ask for Henry Hope, EV 3-7041; eves. GR 7-2734.

OLDER TYPE 5-ROOM BUNGALOW. Automatic coal stoker, nice garden, close to bus, stores and school. Walking distance to town. Open to offers. EV 3-9853.

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE
1118 Quadra EV 5-8794

FIVE BEDROOMS

If you are looking for a large family home then don't fail to see this. All rooms, including liv rm with FP and good-size din rm, family-size kitchen and utility rm plumbed for auto washer, are bright and cheery. Not a penny to be spent on repairs or redecorating. Oil heat. Spacious secluded garden, nicely landscaped. This is a lovely home and must be seen to be appreciated. To view call Mrs. Wallace, EV 5-8794, EV 2-8493.

2½-MILE CIRCLE

Quite new 2-rm home with thru hall. LR, FP, DR, elec cab kitchen, tiled bath, concealed stairway to 2 rms upstairs. Full basement, oil heating. Dr-in garage, also separate garage with workshop. Large lot, lawns and fenced. Owner transferred to mainland has reduced price $400 for quick sale. A good
buy at $12,800
C. Ness, EV 5-8794, EV 5-2791

ROCKLAND AREA

Large family home with 9 rooms plus. Has LR, DR large kitchen, den and smart hall entrance. Sep pantry and cabinets. Also large storage room. This well-built home on ample grounds is close in and has FC basement. OOM HW furnace and recreation space. To view this real
bargain at $18,900
Phone A. V. Waite, EV 5-8794 EV 3-1573.

UPLANDS SLOPE

Seven-rm Colonial home built for present owner. Thru hall, LR, fireplace, DR, electric cab kitchen with nook. Plumbed for auto washer. Two large bedrms and tiled bath down, concealed stairway to 2 bedrms up. Full high basement, oil heat. Dr-in garage, also double carport. 50x120 lot, well landscaped and lawns, paved lane at back. Ideal family home in choice residential
area (or offer) $15,500
C. Ness, EV 5-8794, EV 5-2791

ACREAGE

Approximately 4½ acres of cultivated land in Metchosin plus a small house to live in.
Only with terms $6500
Call Mrs. Peterson, EV 5-8794, GR 9-6858

SECLUSION

Dignified, attractive stucco bungalow in a choice high location amongst very nice homes. This home is tastefully decorated and comprises thru hall, large living room full dining room, spacious cabinet kitchen, 2 bedrooms and bathroom. Full basement with an extra room, 2-pc wash room, drive-in garage and oil heat. The grounds are spacious, well landscaped with shrubs
and oak trees. Price $15,000
Mr. Clarke, EV 5-8794, EV 2-8817

FAIRFIELD — $10,500

Six-rm bungalow, 1 floor, HW floors principal rooms, FCB, 3 bedrooms, hot water heat. Ideal home for small family. Excellent location, transportation close.
F. R. Smith, EV 4-5112; Office, EV 5-8794.

FAIRFIELD REALTY
335 COOK STREET

RETIRING

Then this is just the home for you. Compact little 2-bedroom living room, cab elec kitchen, full basement, C and W furnace, sep garage, beautiful garden with an abundance of fruit trees of all descriptions, flower galore, berries. It's a must-see at this special low
price
of only $7500
Easy down payment, balance at $50 per month. Call Len Le Doux EV 5-9765.

!! BARGAIN !!
READ THIS FAMILY HOME 1239 FAIRFIELD RD.
DO NOT DISTURB OWNER

This house cannot be duplicated in any area in Victoria at this price. Just imagine this: ½ block from school, bus at door, shopping centre half a block away. This semi-bungalow of nearly 1,400 sq. ft. consists of 22-ft. living room with fireplace, nice dining room, cabinet electric kitchen (with eating area), 3 bedrooms, 4-pce Pembroke bath and concealed stairs to two more large finished rooms up. Beautiful thru hall plan. Hot-water heat, stucco outside. Duroid roof and on a nicely landscaped 60x130-ft. lot. The asking
price, only $12,700
But we must have $5,000 down. Don't wait, because this bargain won't last. Phone Sid Bentley, EV 5-9765; eves., EV 2-6600.

Need a Big House Or Duplex

Then see this 8 rooms, 2 bathrooms. Upper floor now used as a complete suite. All furniture included in upper suite. Full basement with extra rooms down. Oil-O-Matic heat. Its at 872 Linden. Have a look. I'm sure you will like it.
Call Len Ledoux EV 5-9765.

2 BEDROOMS YARD ALL LAWN 98 CREASE AVE.
DO NOT DISTURB OWNER

This spotless little home with separate garage is just the kind of a home a bride dreams of. Living room with fireplace, two bedrooms and cabinet electric kitchen, plus a nice, large utility room. This home can be bought two ways—
$7,500 with $2,000 down.
$6,700 with $3,500 down.
Phone Sid Bentley, EV 5-9765; eves. EV 2-6600.

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

VIEW PROPERTY

Also in GORDON HEAD on Ferndale Road, over 1,400 sq. ft. of de luxe accommodation; large living room with beautiful view, extra-fine cabinet kitchen also with view, 3 huge bedrooms with extra-large cupboards, vanity bathroom, nine-foot-high basement with drive-in garage. Timken oil furnace, landscaped lot, 80x200. Everything in the best of condition.
Full price $19,400
Call Doug Peaker, EV 3-9413 or eves. GR 7-1316

ONE ACRE

Five spacious rooms, living room 15x24, dining room 13x18, in this fine stucco bung, all in very best of condition. Over one acre of land under cultivation with apples, plums, peaches, raspberries, currants, etc. Revenue of over $600 from logans and currants alone in 1958. Own your own producing farm. Immediate possession arranged if necessary. Full price
with half cash $10,500
Call Alex McLean, EV 3-7243, or Doug Peaker, GR 7-1316, or call office, EV 3-9413.

COUNTRY LIVING

5-room bungalow on ½-acre lot. Water view. On bus line, near shops and schools. Full price with fineest terms.
only $11,000
Please call Mr. Stretch at EV 5-6741 or EV 3-7456. Northwestern Securities of Victoria Ltd.

OAK BAY, 3-BEDROOM HOME, 1 year old, vanity bathroom, patio, many extra features. Phone EV 4-9820.

TAYLOR SPITTAL
821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

OAKLANDS
3 BEDROOMS $1500 DOWN

OR TRADE YOUR AGREEMENT OR EQUITY.
Good value at $11,200

ALSO
NHA 3-BEDROOM HOMES AS LOW AS $ 000 DOWN
OR TRADE.
PRICED AT $13,650
Roy Green or S. Stephens, EV 4-9755 anytime

LOW DOWN PAYMENT OR TRADE 2 BEDROOMS NEW IMMEDIATE POSSESSION FULL PRICE $12,400

Please call Roy Green or S. Stephens EV 4-9755 anytime.

95 CREASE 5 YRS YOUNG 2 BEDROOMS FULL BASEMENT DRIVE-IN GARAGE TRADE OR BUY

All offers over $8,750 will be submitted.
THIS IS A STEAL!
Set for quick sale.
Please call Roy Green or S. Stephen at EV 4-9755 anytime.

BRAND NEW $1000 DOWN

Nice 2-bedroom stucco bungalow in a good location. Hardwood floors. Automatic oil heat. Drive-in garage. Balance $70 per month.
Full price $9950
To view, call Bert Ralph Phone EV 3-8944 or EV 4-9308.

OAK BAY

Attractive two-bedroom stucco bungalow, ideal for the retired couple or small family. Close to school, shops, bus. RC Church. Bright electric cabinet kitchen with nook, family size living room with FP. Oil HW heating. Sep garage and well kept
lawns. Full price $11,500
Exclusive with
Glen Robertson EV 4-0833

HEISTERMAN

REVENUE UPLANDS SLOPE

Four rooms each suite up and down, full basement, oil hot-water heat. Excellent condition; on bus. May be viewed by
oppointment only $16,500
Mr. Hamilton, EV 3-4161; eves. GR 7-1555.

FAIRFIELD LARGE GARDEN

This home has living room, panelled den, both with fireplace, modern kitchen, 3 bedrooms, 2 complete baths, full high basement. Situated on a large lot; newly redecorated and ready to move into. Can be purchased on a low down payment.
Full price $14,700
Mr. Gaddes, EV 3-4161; eves. EV 5-7619.

FAIRFIELD

Priced for quick sale. Two suites renting at $135 per month plus owner's quarters. Three bathrooms, basement, automatic oil HW heating, in good location. Terms may
be arranged $11,750
Mr. Hamilton, EV 3-4161; eves. GR 7-1555.

COUNTRYSIDE
4 RMS — ½ ACRE

Close to Trans-Canada Highway. 10 minutes' drive from city. Comfortable 18x20 living room with open fireplace, electric kitchen facing front with utility room off. Basement garage. Trees and small fruits.
Terms $8950
at
Please call Mr. Harris, EV 3-4161; eves. GR 7-1198.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

HAGAR'S

COSY MODERN

Call me to view this comfortable, clean, tidy, 6-year-old 4-room stucco bungalow comprising LR with FP, 2 bedrms, cab elec kit with dining space. Oil heat. Lge garage. Nice lot with lawn. Fruit trees. Bus at door. Clear title.
ONLY $8300
J. M. Taylor, EV 4-0531, eves. EV 4-9902.

NO STEPS DIFFERENT

This is a forced sale, owner already transferred. 2½-year-old, easy to maintain stucco and siding 4-room bungalow, LR with FP, hardwood floor; 2 bedrms, cab kit, lge attached garage. Lot in lawn. Fenced. Terms. $8990
Price
J. M. Taylor, EV 4-0531, eves. EV 4-9902.

GORDON HEAD
7 YEARS .86 ACRE

High location. Good garden. This 5-room white stucco bungalow comprises lge LR, dinette and 3-bedrms. Kit (wired). Full bsmt. Oil HA heat. Separate double garage. Ideal for person who enjoys gardening. Clear title.
PRICE $12,600
J. M. Taylor, EV 4-0531, eves. EV 4-9902.

Hagar & Swayne Ltd. 614 Yates St.

HAYNES

GLEN LAKE RD. — New stucco bungalow in a country setting. Over 800 sq. ft. with two bedrooms, cabinet kitchen, Pembroke bathroom, large living room, utility room with washtub installed. Hardwood floors and first-class construction. Lot 82x240 feet, partially
treed. Price $7350
Please ask for W. Jones, EV 3-8363 evenings. Arthur E. Haynes Ltd., 739 Fort St. EV 3-3823.

FOR SALE BY OWNER — 3-BEDroom semi-bungalow, through-hall, large living room and dining room. Cabinet kitchen with nook. Nice-size bedrooms with lots of closet space. Full basement, drive-in garage, new automatic oil heat. Park-like surroundings, with sea view. Low taxes, reasonable down payment. EV 2-7928.

C.N. Montague CO. LTD.
1028 Blanshard at Fort. EV 4-9318

UPLANDS EXECUTIVE'S RESIDENCE

Well planned for comfort and beauty. Wide ent hall, LR 24x17, FP brick to ceiling, DR 15x12, de luxe kit, breakfast rm, utility, family rm, FP, 3 bedrms (lge); fabulous 3-pc bathroom, twin vanity. Full bsmt, Oil-O-Matic, 2-car garage, 1,700 sq. ft. Completion 30 days.
Full price $27,000
Please contact Ruth E. Hutcheson, EV 4-9318, GR. 8-3536.

$2200 DWN OR CAR

4-rm stucco bung, ent hall, lge LR, FP, HW floors, 2 bedrms, sunny kit with nook, utility. Oil range incl. High Gorge. Taxes $102 less $28.
Asking price $8950
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

RETIRING ON SMALL PENSION?

Low price—low upkeep: Six-year-old stucco, Immaculate, fully insulated, spacious rooms. Excellent small garden; young fruit trees and berries. Spacious garage (stucco) and workshop. Cement
driveway and sidewalk $7975
Or near offer for cash.
Mr. Betts, EV 4-9318, EV 3-2998. Exclusive.

A RARITY
Acre Plus Sea View Considerable Seclusion

Beautiful trees, stores, school, beach, golf club (Uplands), just a short walk. A well built 8-year attractive white siding bungalow, 3 bedrooms, full basement. Timken oil furnace. All hardwood floors. Walls and ceilings insulated. Immaculate. A snap
at $15,350
Clear title. Mr. Betts, EV 4-9318, EV 3-2998.

OAK BAY
$2500 Dwn—$60 Month

SPACIOUS 3-4 BEDROOM HOME convenient to Junior High, transportation, stores. Full basement. TRADE for SMALL no-basement home in Jubilee or Willows district.
Full price $7750
Mr. Porritt, EV 4-9318, EV 4-6152

SWINERTONS
(Established 1889)
620 BROUGHTON ST EV 3-7181

RESTFUL SECLUSION

Only 20 mins to town. Delightful 2-level 2-3 bedrm home with oil heat situated in 8 acres of woodland, bounded by stream and waterfall. 4 acres pasture land. Summer house and
barn. Full price $12,500
Mr. Crickmay EV 3-7181, EV 5-3170

HI QUADRA

Immaculately kept on nicely treed and landscaped lot, this 6-rm, 3-bedrm stucco bungalow with thru hall and gleaming oak floor gives that warm homey comfortable feeling. Oil hot water heating, dr-in garage, extra room in full bsmt.
Exclusive. Terms at $14,700
Mr. Crow EV 3-7181 EV 2-0775

OAK BAY

On quiet street nr WILLOWS BEACH, attractive 5-rm bungalow. Full bsmt with extra rm. OIL HOT WATER HEAT. Sep garage.
Landscaped $13,990
Mr. Holland EV 3-7181, EV 4-7659

REDUCED TO $7950

Stucco bungalow, high ground, mountain views. Well built and good layout. Ent and thru hall. Liv and din rm in line. (FP), 2 bedrms. Cab kit, double sink, oil range. 3-pc bath. Full bsmt. Hot air heat. Lawn, fruit trees, no garage
(space)
Good terms. This is value.
Mr. Cox EV 3-7181, EV 3-3814.

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

ESQUIMALT
$10,500 — TERMS

A NICE, OLDER, 6-ROOMED HOME ON QUIET, DEAD-END STREET. SEA VIEW, LOVELY GARDEN, CLOSE TO BUS AND SHOPS.
Fireplaces in living room and den. Large bedroom downstairs, 2 bedrooms upstairs, kitchen plumbed for automatic washer; plenty of dining space. 3-piece bath with built-in cupboards. Basement with drive-in garage and newly-installed oil-packaged heat. Ideal for large family or revenue.
Call W. F. Carling, EV 3-7174; Res EV 4-6587.

WATERFRONT WITH FORESHORE RIGHTS

Three acres with small, private beach. Charming 5-rm bungalow with extra-large living room with view windows, dining room off, both with fireplaces. Kitchen with electric dishwasher and clothes washer; two bedrooms and bathroom. Furnace room with oil-burning furnace. Double garage and workshop. These waterfront properties are very
scarce. See this one. $35,000
Call H. W. Blenkinsop

OAK BAY AVENUE DISTRICT

$13,200 3-bedroom stucco bungalow, 5 years old. LR 17x20, fireplace, cabinet kitchen, 4-pce Pembroke bath. Fully lined basement, drive-in garage. Pkg oil heat. Nice lot. See Mr. Bennett, eves. EV 3-4313.

McCANDLESS REALTY
830 Fort St. Phone EV 3-8111

FAIRFIELD, NHA, 5%

Immaculate 3-bedroom, 6-room stucco bungalow, O-O-M heating in full, high basement. Drive-in garage. Among new homes in popular location, near St. Charles St. CLEAR TITLE COULD BE HAD. $7,650 down. Payments inc. Prin. Int., Taxes. $81.
Price $15,750

COMMERCIAL BLDG.

DUPLEX OR STORES. 9 rms. Basement rented at $50 per month. Double entrances. O-O-M hot-water heating. Parking space. 2 lots. (Only 1 lot if desired). Might suit professional man or lady.
$4,000 DOWN. Price $15,000
Eves. Mrs. M. Ramsdale, EV 4-3855

GORGE—CITY
TERRIFIC VALUE FOR $9700

Is this 950 sq. ft. home of 2 bedrooms plus 1 down. Only 7 years old and a gem among other lovely homes. Reasonable down payment may secure for you the BUY OF THE WEEK. Don't hesitate, this is good. Call EV 5-6741 or EV 5-8852 for TED KAY of Northwestern Securities of Victoria Ltd.

1336 ROCKLAND
Brand new, cathedral entrance, 1,800 sq. ft. plus finished basement rumpus room and attached double garage. Has family room and laundry room, 2 bathrooms, 3 fireplaces, also barbecue and patio. Built-in oven